

Chapter 75 Amendments to General Plan

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11-75-1: Purpose and Applicability

This Chapter establishes procedures for making changes to the [General Plan](#) as provided for in State Law when there are compelling reasons to do so as a result of changes in conditions or circumstances unforeseen at the time of adoption or last amendment of the [General Plan](#). These circumstances include, but are not limited to, changes in State or Federal law and problems and opportunities that were unanticipated at the time of adoption or last amendment. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy. In addition to the requirements of this Chapter, all [General Plan](#) amendments shall conform to the requirements of [ARS § 9-461.06](#) (Adoption and Amendment of [General Plan](#)).

11-75-2: Initiation of Amendments

Application for amendment of the Mesa [General Plan](#) designation applicable to a piece of property shall be made in the office of the Planning Division on an application form provided by the City. The application shall be accompanied by payment of the applicable fee. Pursuant to [ARS § 9-461.06](#), the City has adopted criteria for determining whether a proposed amendment is a “major amendment”, in which case such amendments shall be presented at a single public hearing during the calendar year they are proposed to the City.

11-75-3: Public Notice, Hearing and Review Procedures

Any notice, public hearings and action regarding any amendment to the Mesa [General Plan](#) shall be in conformance with the requirements of [ARS § 9-461.06](#), including:

- A. **Public Notice.** In addition to the procedures set forth in [Chapter 67](#), Common Procedures, Public Notice of hearings by the [Planning & Zoning Board](#) and the [City Council](#) for [General Plan](#) amendments shall be given as required in [ARS § 9-461.06](#).

B. Planning and Zoning Board: Public Hearing and Action.

1. **Public Hearing.** All [General Plan](#) amendments shall be subject to two public hearings by the [Planning & Zoning Board](#) in conformance with the requirements of [ARS § 9-461.06](#), and which shall be conducted in conformance with the provisions of [Chapter 67](#), Common Procedures.
2. **Action.** After the conclusion of the second hearing, the [Planning & Zoning Board](#) will forward a recommendation regarding the proposed [General Plan](#) amendment to the [City Council](#) for its consideration.

C. [City Council](#): Public Hearing and Action.

1. **Hearing.** The [City Council](#) shall conduct a public hearing in conformance with the provisions of [ARS § 9-461.06](#) and [Chapter 67](#), Common Procedures.
2. **Action.** After the conclusion of the hearing, the [City Council](#) may approve, modify, or disapprove the proposed amendment. Active applications may only be amended in compliance with Council adopted policy.